

**CHANGE OF ZONE - TOWN OF ISLIP  
TO BE HELD AT TOWN HALL,  
ISLIP, NEW YORK,  
ON  
THURSDAY, MARCH 22, 2012**

**7:30 P.M.**

**T.C. 5081**

**1. FIRST HARTFORD REALTY CORP.** NORTHWEST CORNER OF FIFTH AVENUE (C.R. 13) AND CANDLEWOOD ROAD, BAY SHORE. APPLICANT REQUESTS A CHANGE OF ZONE FROM INDUSTRIAL 1 DISTRICT TO BUSINESS 1 DISTRICT ALONG WITH A MODIFICATION OF DEED COVENANTS AND RESTRICTIONS ASSOCIATED WITH TC3551 AND PLANNING BOARD SPECIAL PERMITS TO CONSTRUCT A SINGLE-USER FREESTANDING RETAIL USE IN EXCESS OF 10,000 SQUARE FEET OF GROSS FLOOR AREA AND AN ACCESSORY DRIVE-THROUGH WINDOW, PURSUANT TO TOWN CODE CHAPTER 68-272.1, L AND M, RESPECTIVELY.

**T.C.#5083**

**2. LEC ASSOCIATES, LTD.** – SOUTH SIDE OF BEAVER DAM ROAD, APPROXIMATELY 300 FEET WEST OF ISLIP AVENUE (S.R. 111), ISLIP. APPLICANT REQUESTS A MODIFICATION OF DEED COVENANTS AND RESTRICTIONS ASSOCIATED WITH TC3025 IN ORDER TO PERMIT A BERM INSTEAD OF THE REQUIRED WING WALL ADJACENT TO THE PARKING AREA.

**T.C.#5084**

**3. SEROTA ISLIP, LLC.** NORTH OF SUNRISE HIGHWAY, EAST OF VETERANS MEMORIAL HIGHWAY, HOLBROOK. THIS LAND-USE APPLICATION INVOLVES AMENDMENTS TO THE ZONING CHAPTER OF THE CODE OF THE TOWN OF ISLIP (CHAPTER 68), INCLUDING THE ZONING MAP, TO ESTABLISH THE ISLIP SMART GROWTH PLANNED DEVELOPMENT DISTRICT (“ISGPDD”) AND A CHANGE OF ZONE FROM INDUSTRIAL 1 DISTRICT AND INDUSTRIAL CORRIDOR DISTRICT TO THE NEWLY-ESTABLISHED ISGPDD, AND MASTER PLAN (TO BE

**CHANGE OF ZONE - TOWN OF ISLIP  
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THURSDAY, MARCH 22, 2012 (cont'd.)**

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**T.C. 5084      3.   SEROTA ISLIP LLC (cont'd.)**

KNOWN AS "ISLIP PINES") WHICH INCLUDES 408,673 S.F. OF RETAIL SPACE, WITH 3 SMALLER RETAIL PAD UNITS, A 60,000 S.F. CINEMA, 250 RESIDENTIAL UNITS, A 4.1 ACRE RECREATIONAL PARK, 1,085,400 S.F. OF INDUSTRIAL SPACE, A 130,904 S.F. OFFICE BUILDING, AND A 200 ROOM HOTEL. SITE PLAN MODIFICATIONS MAY ALSO BE REQUESTED AS PART OF THIS APPLICATION. **"THIS MEETING IS FOR PUBLIC COMMENT ONLY".**

**T.C. 5082      4.   ZAID INVESTMENTS, INC. – SOUTHWEST CORNER OF FIFTH AVENUE (C.R. 13) AND MARVIN ROAD, BAY SHORE. APPLICANT REQUESTS A MODIFICATION OF DEED COVENANTS AND RESTRICTIONS ASSOCIATED WITH T.C. 5044 TO PERMIT A PROPOSED RETAIL PHARMACY. THE ENVIRONMENTAL IMPACTS WILL ALSO BE ASSESSED ON THIS PROPERTY.**